

Appendix A

Narrative for Proposed Haverstraw/Tappen Zee Scenic Area of Statewide Significance

NEW YORK STATE DEPARTMENT OF STATE

DIVISION OF COASTAL RESOURCES AND WATERFRONT REVITALIZATION

PROPOSED FOR DESIGNATION AS A SCENIC AREA OF STATEWIDE SIGNIFICANCE

HAVERSTRAW/TAPPAN ZEE SCENIC AREA

DRAFT

JUNE 1990

FOREWORD

This draft report presents the results of a three-year study effort undertaken by the Department of State, Division of Coastal Resources and Waterfront Revitalization to document the beauty of the coastal area of the Hudson River. The document provides the justification for recommending one of ten areas for designation as a Scenic Areas of Statewide Significance under the New York Coastal Management Program. Ten areas along the River are identified as having such a high level of scenic quality they are considered to be of Statewide importance and worthy of designation.

The purpose of this report is twofold. First, it is hoped that the information it contains on scenic resources and the detailed description on the Scenic Area will increase the reader's awareness and understanding of the important role scenic resources play in our every day lives. Second, the Department of State invites the people of the Hudson River Valley to review the information assembled and participate in the public review process established to solicit comments, make corrections, and provide additional information on scenic resources we may have overlooked.

Each area proposed for designation as a Scenic Area of Statewide Significance has a separate draft document. Each document has been written, to the greatest degree possible, so that it can be understood in plain language. However, as with any subject matter, the field of scenic assessment has it's own set of terminology. Every effort has been made to explain the meaning of the terms used.

A public process has been established to ensure that the public has the maximum opportunity to provide comments on the scenic areas proposed for designation. Public information centers will be held where information will be available on the scenic areas proposed for designation. The purpose of these informal information centers is to allow interested members of the public to discuss the areas proposed for designation with the Department staff.

The schedule for the public information centers as they correspond with the scenic areas proposed for designation is as follows:

Candidate Areas: Estates, Esopus/Lloyd, Ulster North

MAY 14, 1990

KINGSTON

Kingston County Office Building
244 Fair Street
6th floor
Kingston, New York

MAY 15, 1990

STAATSBURG

Norrie Point DCC Environmental Center
Mills - Norrie State Park
Staatsburg, New York

Candidate Areas: Highlands East/West, Haverstraw/Tappan Zee Bay

JUNE 11, 1990

PIERMONT

Piermont Village Hall
478 Piermont Avenue
Piermont, New York

JUNE 12, 1990

COLD SPRING

Philipstown Town Hall
238 Main Street
Cold Spring, New York

JUNE 13, 1990

BEAR MOUNTAIN STATE PARK

River Room, Main Inn

Bear Mountain, New York

Candidate Areas: New Baltimore/Coxsackie, Olana, Catskill,
Stockport/Styvesant

JUNE 25, 1990

COLUMBIA GREENE COMMUNITY COLLEGE

Room #208

Hudson, New York

JUNE 26, 1990

COXSACKIE

Coxsackie Village Board Room

38 Mansion Street

Coxsackie, New York

The Department encourages the public to attend these meetings.
Written comments on all of the ten draft reports will be accepted
through August 15, 1990. Comments can sent to:

Nancy Nugent

Coastal Resource Specialist

Division of Coastal Resources and Waterfront Revitalization

162 Washington Avenue

Albany, New York 12231.

Based on comments received from the public, the Department will make
appropriate changes to the draft documents. The final documents will
be made available to the public and a formal hearing process will take
place in the fall.

INTRODUCTION

The Hudson River Valley has long been considered a River of exceptional beauty which has been recognized in accounts of Henry Hudson's explorations, through the works of the Hudson River Valley School of Painters, in inspired works of literature, during the environmental movement of the 1960's, and in the Governor's appointment of a Hudson River Greenway Council. The River has served as an international tourist destination as well as a major transportation route to the Great Lakes. The River is rich in history as a working River which includes a heritage of water transport, railroads, and industrial growth.

In recognition of the inherent beauty of entire State's coastline and the need to recognize and protect scenic resources, the New York State Coastal Program includes public policies for the protection of these unique resources. In order to implement these policies, New York State's coastal agency, the Department of State, embarked on a scenic assessment program to identify, evaluate and recommend areas for designation as Scenic Areas of Statewide Significance (SASS). The methodology used to determine scenic values first defines and identifies coastal scenic components. These definitions of the qualities of the landscape provide the basis the inventory and evaluation process. The methodology is applicable to the entire coastal area in New York and has first been applied in the Hudson River coastal area. Based in part on the dramatic nature of the Hudson River, the geologic features of the uplands, the existence of numerous estates, and the large areas of undisturbed lands, ten areas have been recognized and recommended as being worthy of designation.

The coastal area of the Hudson River which was evaluated for its scenic qualities extends from the northern boundary of New York City to the Troy Dam on both the east and west bank of the River. This area covers some three hundred miles of shoreline and extends inland between a few thousand feet to approximately two miles.

Narrative descriptions of each scenic area provides documentation of each of the scenic areas qualities. The narratives also play an important part in scenic resource protection as they are available to regulators, local government officials and the general public to be used in planning and in reviewing development proposals.

ACKNOWLEDGEMENTS

Many individuals, including private citizens and representatives of local and State agencies, have contributed to the preparation of this document. The methodology and results as applied to the coastal area of the Hudson River would not have been possible without the professional guidance of the consultant team. Developing a methodology for scenic assessment which could satisfy the requirements of the regulations and meet expectations of Statewide and local concerns was not an easy assignment. The consultant team is to be commended for an completing an impossible assignment.

The knowledge of Harry Dodson and Associates of the field of scenic resource protection was paramount in making this a successful project. The substantial work effort provided by Harry Dodson was well beyond the financial constraints of this project.

It is not possible to name here all the people who contributed to the identification of scenic areas. At a minimum recognition is extended to the members of the State and Regional Review Panels who devoted much time to attend meetings, review materials, and offer their insights throughout the study.

Consultant Team

Jackson & Kihn - Joanne Jackson and Cecily Kihn
Dodson Associates - Harry Dodson, Peter Flunker, and Jane Sorensen
Mary Lou Lutters
Laura Zeisel

State Review Panel

Dr. Richard Chenoweth Ph.D, Mr. Richard Swardon, Mr. James F. Palmer, Mr. John Graham, Mr. Michael Barylski, Mr. Arnold Putnam, Ms. Laura Chasin, Mr. David H. Fasser, Mr. Larry Kinney, Mr. David Gillespie, Mr. Bob Reinhardt, Mr. Richard White-Smith, Mr. John Osinski, Mr. Hooper L. Brooks, Ms. Carol Sondheimer, Ms. Teresa Mitchell, Ms. Marcia Reiss, Mr. Henry Tepper,

Regional Review Panel

Dr. Anthony Pascale, Mr. Peter Eschweiler, Mr. Rodger Akeley, Mr. Dominic Martorana, Jr., Mr. Don Stuart, Mr. Donald Nice, Mr. Glen King, Mr. Gordon A. Enk, Mr. Herbert Hekler, Mr. Jay Hagan, Mr. John Dodson, Mr. John Lynch, Mr. John Mylod, Mr. Lawrence Smith, Mr. Louis V. Mills, Mr. Martin Irwin, Mr. Peter Garrison, Mr. Richard Wiles, Mr. Roger Mabie, Mr. Roland Vosburg, Mr. Ronald Roth, Mr. S. Hazard Gillespie, Mr. Steven Iachetta, Mr. Steven Ruelke, Mr. Toby Belcher, Mr. William Boyd, Mr. William Chase, Ms. Arlene Miller, Ms. Barbara Murphy, Ms. Sally Mazzarella,

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IMPACT ASSESSMENT

Whether within or outside a designated Scenic Area Statewide Significance all proposed actions subject to review under the federal and state coastal acts, or a Local Waterfront Revitalization Program must be assessed for their impact on a Scenic Area Statewide Significance. The New York Coastal Program policy 24 states "Prevent impairment of scenic resources of Statewide significance."

In order to prevent impairment of scenic resources of Statewide significance, an action shall not be undertaken if such actions would:

1. Cause the destruction or irreversible modification of geological forms; destruction or removal of vegetation; or the destruction or removal of structures, whenever the geological forms, vegetation, or structures are significant to the scenic beauty of a designated area.
2. Significantly impair the beauty of a scenic area or the value of views from or within a scenic area through the addition of structures which due to size (scale), shape (form), or materials negatively alters one or more of the scenic resource values of a designated scenic area.

The following scenic resource protection guidelines should be employed when assessing the scenic impact:

Physical character - The intrinsic scenic values of the original land forms, existing vegetation, natural shoreline, water features, and present land uses shall be maintained or restored.

Cultural character - The historic patterns of development; the architecture of communities both vernacular and designed; and the landscape patterns shall be maintained in new development. This shall be accomplished, in part,

by incorporating sound, existing structures (especially historic buildings) into the overall development scheme. The relationship of the built environment to the natural and cultural setting shall be strengthened through well-planned, designed, and maintained developments.

Views - All views within, toward, or from a scenic area shall not be destroyed by the obstruction of views due to the addition of vegetation or structures, or diminished by the addition of discordant features which would degrade the quality or composition of the viewed scene.

Open Space - Existing open space shall be maintained and preserved by clustering or orienting new structures to save open space, and retain views.

Siting - Structures and other discordant features such as large buildings, highways, power lines, and signs, shall be located back from the shoreline, in inconspicuous areas, and avoid being located in viewsheds. Appropriate materials will be used to blend new development with the character of the landscape in order to achieve visual enhancement of the scenic area.

Visual Accessibility - Public viewing locations within a scenic area or of a scenic area shall not be destroyed or diminished. Where appropriate, the creation of public viewing points of the coastal waters or other scenic areas by selective clearing of vegetation or structures shall be encouraged.

Visual Enhancement - Where deteriorated, degraded, or discordant features exist in the landscape they shall be removed or rehabilitated. Vegetation shall be maintained or added to provide interest to the landscape, encourage the presence of wildlife, blend structures into the landscape, and obscure unattractive elements, except when selective clearing removes unsightly, diseased, hazardous, or dead vegetation.

Visual Absorption - Appropriate scale, form, and materials shall be utilized to ensure new development is compatible with the surrounding landscape and does not distract from the landscape composition of a designated area. In addition, the effects associated with a proposed development such as lighting on plume discharge shall not diminish the quality of the landscape.

Examples of generic activities and impacts which could destroy or significantly impair a scenic area are listed in the Impact Assessment section of each SASS description.

GLOSSARY

The scenic methodology used five major scenic headings to determine the scenic quality of the landscape. These were broken down into 24 general scenic component categories and each subunit was evaluated by describing and assigning a value rating for each category. The composite score of all 24 categories determined the level of scenic quality - distinctive, noteworthy, or common, for each subunit. Brief explanations for each of the scenic component categories are provided below. The terminology used in the scenic area and subunit narratives is based on the definitions.

Physical Character of the landscape is comprised of the following landscape components:

- * **Landform** values are based on geological processes and includes relative relief and the existence of geological features;
- * **Vegetation** values are based on the soils ability to support a biological process and the diversity, maturity and general health of the vegetation present;
- * **Shoreline Configuration** is the natural complexity or variability of the line formed where the water and land meet. The greater the shoreline complexity, the greater the scenic value;
- * **Water Features** are those geologic elements which contain water such as oceans, bays, rivers, and ponds and are valued for their contribution to an area as a scenic element; and,
- * **Land Use** is the alteration of the natural land by human transformation. The range of land uses can vary from a wilderness area to a city. When human alteration is harmonious or enhances scenic quality it is valued.

Cultural Character of the landscape is comprised of the following landscape components:

- * **Ephemeral Characteristics** are momentary occurrences in the landscape or scene of a view, such as those caused by the color or clarity due to lighting caused by the time of day, climatic manifestations, and activities of humans or wildlife;
- * **Cultural/Historic Characteristics** are those elements in the landscape which bond us with our heritage and are usually historic sites or other forms of cultural/historic recognition;
- * **Symbolic Value/Meaning** are characteristics of the landscape which influence the public perception of the visual quality of an area which can result form historic events, folklore, art, and literature;
- * **Architectural Character** is the character and design of the structures with in the landscape and includes such qualities as the proportions, massing, and siting of buildings;
- * **Landscape Character** is the visual character of the greater landscape and includes large-scale patterns of development, quality of open spaces, and the position of the buildings and structures;
- * **State of Upkeep** refers to the state of maintenance, repair, and management of the buildings and landscape; and,
- * **Discordant Features** are those elements in the landscape which due to siting, scale, materials, or usage visually interrupt the overall scenic quality of an area or view.

Views are comprised of the following:

- * **Coastal Viewshed** is the land areas visible from the River or areas of the coastline providing views of the River;
- * **Length of a View** is the average distance of the view available from a subunit;
- * **Breadth of a View** is the width of the view from a subunit;
- * **Background** is the character of the views of the surrounding landscapes or of a distinct feature outside the subunit;
- * **Composition of the View** is the overall quality and quantity of views from a specific viewpoint within the viewshed of the coastline include those from and within an area; and,
- * **Focal Points** are objects which dominate a composition.

Landscape Composition is the combination of the elements, those character items which are either physical or cultural, by the following:

- * **Variety** is the degree of variety of major visual components or the diversity of the visual environment;
- * **Unity** is the degree of visual unity of major visual components or harmony of the visual landscape;
- * **Contrast** is the degree of contrast between form, line, color and texture in the visual environment. Line is the boundary between two elements. Form is the mass or shape of an object. Color is the hue and value of an object. Texture is the visual surface characteristics of an object; and,
- * **Uniqueness** is the relative scarcity or special quality of an area or visual feature, measured in the context of regional, State, or nation/international visual quality.

Public Value is the public's recognition of an area and/or the visual accessibility of the landscape to the public as defined by the following:

- * **Public Recognition** is the degree to which the area is widely recognized by the general public for its scenic quality as evidenced in such formats as publications, paintings, literature, photographs, public testimony; and
- * **Visual Accessibility** is the degree to which the area is visually and physically accessible to the general public.

HAVERSTRAW BAY/TAPPAN ZEE AREA PROPOSED FOR SCENIC AREAS OF STATEWIDE SIGNIFICANCE DESIGNATION

Haverstraw Bay/Tappan Zee Scenic Area is composed of several separate land areas scattered around the Hudson River and surrounded by heavily developed industrialized and suburbanized landscape. The scenic subunits tend to be natural areas in the River viewshed protected by State or county park status and include Stony Point State Park, High Tor State Park, Hook Mountain State Park, Rockland Lake State Park, Tallman State Park, George Island Park, and Croton Point Park. Additional subunits contain significant historic features, such as Philipse Manor, Sleepy Hollow Manor, and Phelps Hospital, are included to complete the Haverstraw Bay/Tappan Zee Scenic Area.

The natural vegetation of the scenic subunits creates a unique contrast to the dramatic cliffs and narrows of the Highlands to the north and Palisades to the south. At Haverstraw Bay the Hudson River widens to three and one half miles. The Tappan Zee Bay averages two and a half miles in width. Croton Point, reaching halfway across the River provides a physical separation of the two bays. The eastern shore is gently rolling while the western shore tends to be largely steep banks and basaltic mountains reaching heights of 600 feet. The Haverstraw Bay Significant Coastal Fish and Wildlife Habitat incorporates the Bay and from west bank to east bank and from Stony Point State Park and Verplank Point on the north to Hook Mountain State Park and Tellers Point on the south.

The Haverstraw Bay/Tappan Zee Scenic Area has a rich history including Indian camps, early Dutch settlements, Revolutionary War posts, historic estates, and industry. Numerous estates and mansions remain today such as the Van Cortlandt Manor House, Philipsburg Manor, Biddle/King House, Neiderhurst, and Cliffside.

Historically, several small settlements hugged the banks of the Hudson River. Industry, such as the grist mills which date to the 1680's, has been an important feature in this area. Brick manufacturing, ice harvesting, grain milling, and train/boat cargo transfer at the eastern end of the Erie Railroad, were also prevalent. Lime and stone quarrying and the aqueduct systems for New York City's water supply continue today in addition to modern pharmaceutical, automobile, and energy

production. Many historic structures remain from the discontinued industries. Today, the Haverstraw Bay/Tappan Zee Scenic area lies adjacent to a large railroad yard, General Motors manufacturing plant, IBM Corporate Headquarters, and the State Correctional Facility in Ossining.

The Tappan Zee Bridge, which opened in 1955, was built across this wide section of the River, taking advantage of its shallow waters. The bridge roadway is designated a scenic road under Article 49 of the Environmental Conservation Law.

Extensive views up and down the River of the Haverstraw Bay/Tappan Zee Scenic Area are visible and recognized by the public crossing the Tappan Zee Bridge. On a clear day, the skyline of Manhattan is visible to the far south. The subunits proposed for designation as part of the Scenic Area of State Significance generally offer extensive views of the broad Haverstraw Bay and Tappan Zee. Though the subunits maintain high scenic quality, many of the views of the surrounding landscape include sprawling residential and industrial development which detract significantly from the visual quality of the area. Much of the development is extensive and visible from the River and remains secondary to the immense scale of the River itself.

The Scenic Area is comprised of 12 distinct subunits, as follows:
HB-5 Hook Mountain State Park; DB-7 Rockland Lake State Park; HB-12 Piermont Waterfront; HB-13 Piermont Marsh; HB-14 Tallman Mountain State Park; HB-15 Sneden Landing; HB-23 Sleepy Hollow; HB-24 Philipse Manor; HB-25 Phelps Hospital; HB-30 Georges Island and Oscewana Island Parks; HB-30A Croton Point Park.

HAVERSTRAW BAY/TAPPEN ZEE AREA PROPOSED FOR SCENIC AREAS OF STATEWIDE SIGNIFICANCE DESIGNATION

Subunit HB-1 Stony Point State Park

Location and Description of Subunit:

The Stony Point subunit, HB-1, is located on the western banks of the Hudson River, south of the quarries in Tomkins Cove and north of Stony Point Bay. It is a relatively small subunit consisting of a promontory extending approximately 1 1/2 mile into the Hudson River with 1 1/2 miles of coastline. The subunit is located in the Town of Stony Point, Rockland County (7.5 Quadangle: Haverstraw, N.Y.).

This subunit is composed of a wooded, rocky, rounded hill which projects into the Hudson River forming the northern limit of Haverstraw Bay. The promontory is surrounded by the Hudson River on three sides, meeting the water with steep rocky banks. This landform proved to be a strategic lookout in the Revolutionary War as the British sought access to the interior land via the Hudson River. Mature woodlands cover the small landform creating a rugged setting for the historic lighthouse and a few cottages. The Conrail railroad transverses the subunit separating the promontory from the mainland. Its designation as a State park has protected this valued historic landform from private development.

Views from the subunit include extensive River vistas of up to five miles in any direction. To the south the Hudson River widens dramatically to form the Haverstraw Bay. Views to the north are of the dramatic Highlands but are dominated by negative focal points including an extensive quarry, Indian Point Nuclear Plant, and power lines. The Tappan Zee bridge is partially visible to the far south. The near views to the southwest also include negative focal points; a large boat yard, Bowline Point Power Plant, the US Gypsum Plant, and the sprawling Town of Stony Point with much recent suburban development. The Bay itself is a Significant Coastal Fish and Wildlife Habitat.

The Stony Point subunit, a State park and local landmark, is a highly scenic and historic landform. It is a public park and a local landmark which is visible and accessible to high numbers of the public.

Impact Assessment

The Stony Point subunit is a wooded historic promontory at the northern end of Haverstraw Bay. It offers full views of the Hudson Highlands and the Bay which are somewhat marred by the adjacent industry, mining, and residential development. The State park status will help to protect this subunit from inappropriate actions such as extensive clear-cutting, placement of large structures, or removal of existing historic features. Greatest future threats to the area are future expansion of large scale industrial developments and placement of communication towers and major transmission lines which are discordant features in the wide sweeping views from this scenic subunit.

HAVERSTRAW BAY/TAPPEN ZEE AREA PROPOSED FOR SCENIC AREAS OF STATEWIDE SIGNIFICANCE DESIGNATION

Subunit HB-5 Hook Mountain State Park

Location and Description of Subunit:

The Hook Mountain State Park subunit, HB-5, is located along the western banks and inland of the Hudson River. It is a long narrow subunit measuring approximately 8 miles long by 1000-3000 feet wide. For nearly 5 miles the subunit borders the Hudson River then continues inland for three more miles. The subunit is located in the Towns of Stony Point and Clarkstown, Rockland County (7.5 Quadrangle: Nyack, N.Y.).

The Hook Mountain State Park subunit is an area of unusual physiology, dramatized by the contrast of sheer cliffs rising abruptly from the widest part of the Hudson River. It is a rare and valued section of wilderness located between the Hudson River and the suburbs of Rockland County. Hook and South Mountains together create an 8 mile long ridge along the western shore of the Hudson River. This subunit is composed of a long and narrow ridge reaching heights of 600 feet which arcs gently from the south to the northwest. The Hook Mountain section borders the Hudson River for 5 miles creating the Verdrielege Hook which together with Croton Point, across the River, separates Haverstraw Bay and the Tappan Zee. The South Mountain ridge begins at the northern end of Hook Mountain and continues the ridge line inland to the north and west providing a scenic backdrop for the Town of Haverstraw. Mature woodlands provide a consistent cover for the steep hillsides.

The peak of Hook Mountain and its sheer cliffs rising above the shoreline to the summit comprise the Hook Mountain Significant Coastal Fish and Wildlife Habitat. The area is an excellent site for observing migrating raptors and a variety of other birds. A portion of the shoreline in this subunit is adjacent to the designated Haverstraw Bay Habitat.

Few cultural features are present along the ridgeline. No traces remain of the historic ice slide at Rockland Landing where ice was cut from the inland Rockland Lake, hoisted over Hook Mountain, on to boats, and distributed via the Hudson River. The unique basaltic landform is now protected by its designation as Hook Mountain and High Tor State Parks.

The ridgeline provides extensive views of Haverstraw Bay and the Tappan Zee, Croton Point and Stony Point, and partial views of the Tappan Zee Bridge. The extensive industrial and suburban developments detract significantly from the overall scenic quality of the surrounding landscape.

Impact Assessment

The Hook Mountain State Park subunit is of high scenic quality and moderate visual accessibility. Though the surrounding area is experiencing tremendous development pressure, the State park status as well as the undevelopable nature of steep slopes will protect the high scenic quality of the subunit. The greatest threats to the subunit include the addition of discordant features within views from the subunit. These discordant features include the construction of high-rise industrial or communication structures on land to the west. Structures placed on the hillsides within view of the River, Croton Point Park, Haverstraw, Nyack, and the Tappan Zee Bridge or extensive removal of the mature woodland within the subunit would significantly impact the scenic values

HAVERSTRAW BAY/TAPPEN ZEE AREA PROPOSED FOR SCENIC AREAS OF STATEWIDE SIGNIFICANCE DESIGNATION

Subunit HB-7 Rockland Lake State Park

Location and Description of Subunit:

The Rockland Lake State Park subunit, HB-7, is a valued recreational facility which includes a large lake, golf course, meadows, and woodlands. It is approximately 2 miles long by 1 mile wide. The subunit is located west of the Hook Mountain State Park Subunit HB-5, which is a physical barrier separating the subunit from the Hudson River. It is located in the Town of Clarkston, Rockland County (7.5 Quadrange: Haverstraw, N.Y.).

The subunit is a popular State park which offers active recreational activities to the local and regional population. A large, 350 acre lake occupies much of the subunit, surrounded by a gently rolling golf course, meadows, and woodlands. Historically, ice was cut from the Rockland Lake, hoisted over Hook Mountain, and loaded onto boats at Rockland Landing to be marketed. Today, no traces remain of the ice cutting activities or Rockland Landing. Hook Mountain surrounds around three sides of the park forming a strong edge and blocking visibility of the Hudson River. Extensive suburban housing constructed in the woodlands along the western park boundary detracting somewhat from the overall scenic quality in the surrounding area.

Views from the Rockland Lake State Park are contained by Hook Mountain. Internal views include many positive, well composed features with the large lake providing a sense of expanse.

The Rockland Lake State Park is of high scenic quality and moderate visual accessibility provided by New York Route 9W and park visitation.

Impact Assessment

The Rockland Lake State Park subunit is a large recreational facility of great regional importance. Its 350 acre lake, meadows, golf course, and mature woodlands offer many opportunities for beautifully composed vistas. This highly scenic subunit, though designated a State park, is

threatened by pressure for development of additional recreational facilities. Any future facilities should be sited to blend with the topography and woodlands as these features can absorb some carefully sited structures. The number of new structures should be kept to a minimum. Removal of vegetation should be avoided. The surrounding landscape should be protected from further suburban development.

HAVERSTRAW BAY/TAPPAN ZEE AREA PROPOSED FOR SCENIC AREAS OF STATEWIDE SIGNIFICANCE DESIGNATION

Subunit HB-12 Piermont Waterfront

Location and Description of Subunit:

The Piermont Waterfront subunit, HB-12, includes an historic mile-long earthen pier built into the Hudson River and the village center of Piermont, located on the rolling banks to the west. It is a relatively small subunit located in the Town of Orangetown, Rockland County (7.5 Quadrangle: Nyack, N.Y.).

This subunit includes a unique earthen pier which was built in 1839 as the eastern terminus of the Erie Railroad. It is at this location that cargo was transferred onto cargo vessels for delivery to New York City and beyond. The historic Village of Piermont developed around the cargo transfer industry. Today, the pier's large abandoned industrial complex is being redeveloped for commercial and residential use. The end of the pier is a public Village park. The Village itself largely maintains its pleasing historic pattern of tree-lined streets and closely placed houses.

The pier is primarily responsible for the formation of the large Piermont Marsh located just to the south. As the River flow was slowed by the pier, sediments deposited downstream. Piermont Marsh is a Significant Coastal Fish and Wildlife Habitat to which the southern shore of the pier provides opportunities for birdwatching, fishing, and informal nature study.

The Piermont Waterfront subunit offers extensive views up and down the River north to the Tappan Zee and Bridge and south to Yonkers. Mount Nebo provides a backdrop for the communities of Piermont and Grand View-on-Hudson as viewed to the northwest. The present condition of the pier and the large industrial plants across the River detract significantly from the views from the Pier.

The Piermont Waterfront subunit is of moderately high scenic quality and high visual accessibility provided by the pier itself and, from a distance, the Tappan Zee Bridge.

Impact Assessment

The Piermont Waterfront subunit is a unique historic landmark which is presently marred by derelict structures. Landscape restoration and enhancement would raise the scenic quality of the subunit. The historic village is intact and well-maintained. Views offered from the pier and Piermont are extensive, though somewhat disturbed by the large industrial plant across the River to the north. This subunit is of moderately high scenic quality and high visual accessibility to the public. Future structures placed on the pier should maintain a low profile, reflect the historic industrial heritage of the Village, and provide access to the public as the Pier offers panoramic views of the River and westerly ridge.

HAVERSTRAW BAY/TAPPEN ZEE AREA PROPOSED FOR SCENIC AREAS OF STATEWIDE SIGNIFICANCE DESIGNATION

Subunit HB-13 Piermont Marsh

Location and Description of Subunit:

The Piermont Marsh subunit, HB-13 is a large wetland on the western shore of the Hudson River created largely by the mile long earthen pier built in 1839 to serve as the eastern terminus of the Erie Railroad. The marsh extends south from the pier approximately 1 3/4 miles along the River's edge and averages 2000 to 3000 feet wide. The marsh ends abruptly at the steep cliffs of Tallman Mountain to the west. The subunit is located in the Town of Orangetown, Rockland County (7.5 Quadrangle: Nyack, N.Y.).

The subunit is composed entirely of a large marsh which was formed largely by sediments depositing down-river of the mile-long pier. Today, the marsh is bisected by the meandering Crumkill and Sparkill Creeks. A variety of marsh grasses cover the wetland, offering a palette of colors with the changing seasons. The Piermont Marsh is one of the largest undeveloped wetland complexes on the Hudson River. It is designated as a Significant Coastal Fish and Wildlife Habitat and constitutes the southernmost portion of the Hudson River National Estuarine Sanctuary. The marsh is included in the Tallman Mountain State Park, and a northern portion is owned by the Department of Environmental Conservation.

Views from the Piermont Marsh are directed to the wide Tappan Zee, the Tappan Zee Bridge, Piermont Pier, and the Village of Irvington located directly across the River. The distant rolling hills and the near by Tallman Mountain provide continuous wooded backdrop. The marsh grasses and undulating creeks provide interesting patterns and colors.

The Piermont Marsh subunit is a highly scenic landscape. It is visible at a distance from the Tappan Zee Bridge but is most visually accessible from the pier or Tallman Mountain State Park roads.

Impact Assessment

The Piermont Marsh subunit is an important marsh located at the base of Tallman Mountain. It is distinguished by its size, sweeping views over the Tappan Zee, and its isolation from incompatible land uses. The marsh should be protected from most threats under the wetlands regulations and State park designation. The relatively flat topography and low marsh grasses does not provide the ability to absorb new development. Care should be taken to avoid crossing the marsh with power lines and railroad beds, or placement of any large structures such as communication towers in its viewshed.

HAVERSTRAW BAY/TAPPEN ZEE AREA PROPOSED FOR SCENIC AREAS OF STATEWIDE SIGNIFICANCE DESIGNATION

Subunit HB-14 Tallman Mountain State Park

Location and Description of Subunit:

The Tallman Mountain State Park subunit, HB-14, includes a steep bank which once was at the River's edge, a large upland wetland, and the relatively small Tallman Mountain. The subunit measures approximately 1 1/2 miles long by 1/2 mile wide. It is located on the western side of the Hudson River just inland from the Piermont Marsh, south of the Village of Piermont, in the Town of Orangetown, Rockland County (7.5 Quadrangle: Nyack, N.Y.).

This subunit is part of a diverse State park which also includes the Piermont Marsh to the east. This part of the Park includes a large wooded upland marsh; a steep hillside leading down to the Piermont Marsh; and the Tallman Mountain, a small, flat-top hill reaching elevations of 170 feet. A network of park roads traverses the Tallman Mountain, providing viewing spots over the Tappan Zee.

Views from the Tallman Mountain State Park subunit are largely internal with some viewing access to the Tappan Zee. Focal points from these spots include the Tappan Zee Bridge, the mile-long Piermont Pier, and the Village of Irvington located directly across the River. Dense woodlands and topography delineate most views.

The Tallman Mountain State Park is a highly scenic and visually accessible subunit provided by New York Route 9W passing along its western boundary. Partial views are available the Tappan Zee Bridge, Irvington and Piermont, and local park roads.

Impact Assessment

The Tallman Mountain State Park subunit is a dense forested hillside and upland wetland exhibiting varied internal views. Its proximity to a large population makes it highly valued and utilized. It is of high scenic quality and high visual accessibility. The mature trees and rolling topography provides some screening potential. Its status as a State park will protect it from inappropriate development. The subunit is most

valued for its wild character which should be preserved. No clear-cutting or placement of large or numerous scattered structures should be permitted.

HAVERSTRAW BAY/TAPPEN ZEE AREA PROPOSED FOR SCENIC AREAS OF STATEWIDE SIGNIFICANCE DESIGNATION

Subunit HB-15 Sneden Landing

Location and Description of Subunit:

The Sneden Landing subunit, HB-15, is an historic River landing which grew into a community of estates and large homes including Cliffside and Niederhurst. The Lamont Observatory is also located here. The subunit measures approximately 3/4 of a mile by 3/4 of a mile and is located south of the Tallman Mountain State Park the Town of Orangetown, Rockland County (7.5 Quadrangle: Nyack, N.Y.).

This subunit is a gently rolling landscape of mature woodlands dotted with historic fine homes. Cliffside and Niederhurst, both still private residences, were built in the 1870's for two amateur horticulturalists who converted the former orchards of each site to well-landscaped estates. Both estates are visually accessible from the Hudson River. Many other historic homes are sited in the woodlands along the curving roads. The Lamont Observatory is located on top a large rounded hill at 370 feet elevation at the southern end of the subunit.

Views from the Sneden Landing subunit are varied. Many of the estates offer full views of the River. Focal points from viewing spots include the Tappan Zee Bridge, the Piermont Pier, and the Village of Hastings-on-Hudson located directly across the River.

The Sneden Landing subunit is of high scenic quality and moderate visual accessibility from local roads, Hastings-on-Hudson, and partially from the Tappan Zee Bridge.

Impact Assessment

The Sneden Landing subunit is a wooded rolling landscape graced with many historic estates located on winding roads. Many of these estates have grand sweeping views of the Hudson River and are visible from the River. The subunit has high scenic quality and moderate visual accessibility. The existence of these historic properties characterize the subunit and is the basis for its scenic value. Most of these properties are in private ownership. Protection of their historic and open space

values is warranted. The topography and woodlands can provide limited screening of some future development. However, all future development should respect the existing pattern and scale of the estates. No structures such as communication towers and utility lines should be placed on the ridgelines and summits of the hillsides. Construction of high-rise development to the west would be inconsistent with the scenic values of this area. Strong local controls should be encouraged to restrict construction of high-rise development to the west. Any clear-cutting or placement of inappropriate structures would severely detract from the existing high scenic quality.

HAVERSTRAW BAY/TAPPEN ZEE AREA PROPOSED FOR SCENIC AREAS OF STATEWIDE SIGNIFICANCE DESIGNATION

Subunit HB-23 Sleepy Hollow

Location and Description of Subunit:

The Sleepy Hollow subunit, HB-23, includes the Kykuit and other estates in a setting of rolling hills, streams, woods, and large open meadows. The subunit is located north of North Tarrytown, bounded on the west by the New York Albany Post Road, the north by Route 117, and on the east by the aqueduct. It is in the Town of Mount Pleasant, Westchester County (7.5 Quadrangle: White Plains, N.Y.).

Given the suburban location and proximity to large populations, the subunit is remarkably undeveloped. It is comprised of a few dramatic estates with appropriate settings of large meadows and woodlands. The Kykuit Estate, built for John Rockefeller Jr. by his father in 1905, is a large Beaux-Arts mansion sited axially with a dramatic view of the Hudson River. The mansion and sculpture gardens are home to the art collection of the late Nelson Rockefeller. While living at the Kykuit estate, Nelson Rockefeller had commissioned further additions to the estate including a Japanese house and garden.

The landform of the Sleepy Hollow subunit is rolling wooded hills reaching elevations of 350 feet. Several brooks run through the hills including the Pocantico, Gory, Sleepy Hollow, and Rockefeller Brooks. The land cover is a dramatic mix of large clearings surrounded by mature woodlands.

Views from the subunit are quite varied depending upon the viewing location. Most of the estates are sited to offer sweeping River views. Views within the subunit are across meadows to mansions framed by woodlands and rolling topography. The composition of the landscape with its estates, lawns, woodlands, and classic gardens provides the setting for ephemeral effects, contributing a symbolic character of gracious living in compatibility with nature.

The Sleepy Hollow subunit is of high scenic quality and moderate visual accessibility. Most of the land is private and visible from secondary roads.

The area is highly recognized by the public for its historic and scenic value.

Impact Assessment

The Sleepy Hollow subunit, composed of a rolling landscape of woods and meadows with significant estates, offers far reaching views of the Tappan Zee and Hook Mountain. The subunit is of high scenic quality and moderate visual accessibility. Threats of future development are moderately high in this area of valuable property and large population centers. The varied topography and woodlands have the capacity to screen carefully sited structures. Placement of new structures should be sited to avoid competition with or be visible from the existing estates and Hudson River. This historic estate landscape could never be duplicated and should therefore be protected from incompatible development.

HAVERSTRAW BAY/TAPPEN ZEE AREA PROPOSED FOR SCENIC AREAS OF STATEWIDE SIGNIFICANCE DESIGNATION

Subunit HB-24 Philipse Manor

Location and Description of Subunit:
The Philipse Manor subunit, HB-24, is a gently rolling landscape of shady suburban lanes lined with older homes. It is located along the eastern shore of the Tappan Zee of the Hudson River just north of North Tarrytown. It is approximately 1 1/2 miles long by 1/2 mile wide and is located in the Town of Mount Pleasant, Westchester County (7.5 Quadrangle: White Plains, N.Y.).

This subunit is composed of tree-lined suburban streets and several historic structures including the restored Philipsburg Manor which was originally built in the 1680's. The Manor was saved from destruction and restored through financing from John D. Rockefeller, Jr. and opened to the public in 1943. The Sleepy Hollow Restorations have completely restored the Manor to its original appearance. The structures include the old stone house, a grist mill, and remnants of the dam. The reconstructed Upper Mill, Philipsburg Manor, is a good example of the grist mills which were once common on many tributaries of the Hudson River.

Older suburban landscape occupies much of the subunit. The street trees lining the narrow roads are fully mature contributing to a sense of stability. A large pond, Freeman Pond, is located between two large suburban areas. The southern suburban pattern is a formal grid oriented to the River while the northern suburban pattern is winding roads. Both housing areas are characterized by an extensive tree canopy which screens most of the houses from view of the River.

Views from the subunit are somewhat contained by the vegetation and structures. Some sites offer extensive views of the broad Tappan Zee Bay and Bridge, as well as several negative focal points including the General Motors plant to the south, which extends nearly 1/2 mile into the Hudson River, and the recent high-rise structures built along the shore of Nyack across the River. Physical and visual access to the River is limited by the extensive tree cover, railroad, and moderate topography.

The Philipse Manor subunit is a moderately high scenic subunit with moderate visual accessibility provided by local roads. The Philipse Manor is open to the public and draws a number of visitors.

Impact Assessment

The Philipse Manor subunit is composed of tree-lined suburban streets and the restored Philipsburg Manor making it a subunit of high scenic quality. Physical and visual access to the River is limited by the extensive tree cover, railroad, and moderate topography. The tree cover and topography provides some screening from the River. The subunit is of moderately high scenic quality and moderate visual accessibility. The suburban pattern is well-established and stable, and unlikely to change. Threats to the subunit would include clearing street trees and destruction of the suburban pattern by introducing new patterns or large structures. The existing character of the subunit should be maintained.

HAVERSTRAW BAY/TAPPEN ZEE AREA PROPOSED FOR SCENIC AREAS OF STATEWIDE SIGNIFICANCE DESIGNATION

Subunit HB-25 Phelps Hospital

Location and Description of Subunit:

The Phelps Hospital subunit, HB-25 is composed of the statelty grounds and structures of the Phelps Memorial Hospital, IBM Headquarters, and a demolished mansion with extensive rock walls. The subunit measures approximately 1 mile by 3/4 of a mile and is located on the east shores of the Hudson River south of the Ossining Village Boundary. It is located in the Town of Mount Pleasant, Westchester County (7.5 Quadrangle: White Plains, N.Y.).

This subunit is a mix of open manicured lawns and woodlands. The large IBM Headquarters is set behind a hill and on the grounds of a demolished estate, remaining largely out of view from the Hudson River. Route 117, a divided highway, ends in a cloverleaf joining the New York Albany Post Road at the entrance to the Headquarters. The Phelps Memorial Hospital is likewise a large structure with a rolling landscape of lawns and woodlands. The Conrail railroad line passes along the River's shore and is not visible from the large structures located in the hills above.

Views from the Phelps Hospital subunit are largely across extensive park-like meadows to the broad Tappan Zee and Hook Mountain. The Tappan Zee Bridge is partially visible depending upon one's location within the subunit.

The Phelps Hospital subunit is of moderately high visual quality and moderate to low visual accessibility due to private ownership of the land. IBM has established some preserve areas on their grounds.

Impact Assessment

The Phelps Hospital subunit includes the IBM Headquarters and the Phelps Hospital. These two large structures are surrounded by a rolling landscape of meadows, lawns, and woodlands. The IBM building is sited in a manner that does not impact the visual environment of the River. The site design is a good example of how a large structure can have minimal impacts on the quality of the coastal area. Visual and

physical access to the subunit is limited. Views of the River are available only from the meadows and the buildings. The existing mix of open space woodland, and streams provides a variety of positive visual features which is important to the visual quality of the subunit. Care should be taken to ensure this balance. The rolling topography and mature woodlands can serve to screen the addition of some small structures. It would be difficult to replace the scenic quality of this subunit.

HAVERSTRAW BAY/TAPPEN ZEE AREA PROPOSED FOR SCENIC AREAS OF STATEWIDE SIGNIFICANCE DESIGNATION

Subunit HB-30 Georges Island and Oscawana Island Parks

Location and Description of Subunit:

The Georges Island and Oscawana Island Parks, HB-30, are two separate parks, with similar landforms of rolling wooded hills reaching elevations of 150 feet. The southern portion, Oscawana Island, is bordered on the north by the Furnace Brook and the hamlet of Crugers. Montrose constitutes the northerly border of the northern portion, Georges Island Park. The subunit is located in the Town of Cortlandt, Westchester County (7.5 Quadrangle: Haverstraw, N.Y.).

This subunit is composed of two separate but similar parks. Both are rolling wooded landscapes laced with local roads. Mature woodlands are the dominate feature in the landscape. The shoreline of both parcels is highly complex with multiple undulations, points, and inlets. The varied shoreline which winds around the islands and bays, provides visual interest. Railroad tracks line the coast of the Oscawana Island park while the Georges Island parcel includes a scattering of suburban houses. These features are present but do not dominate the rustic parks.

The subunit has historical value as the this area was site of early brick kilns. The parks tend to be highly valued due to the use received from the relatively large population surrounding the area.

Views from the subunit are spectacular, cover a broad expanse and are oriented to the south, west, and east across Haverstraw Bay to Stony Point, Hook Mountain, South Mountain, and Croton Point. Some negative focal points are visible in the views but do not detract significantly from their quality.

The Georges Island/Oscawana Island Park subunit is highly scenic and moderately accessible. Visual accessibility is mainly from local roads and from the towns across the River.

Impact Assessment

The Georges Island/Oscawana Island Park subunit, located on the northern rim of Haverstraw Bay, possesses spectacular views across the River to several positive focal points including Stony Point, Hook Mountain, South Mountain, and Croton Point. The subunit is of high scenic quality and moderate visual accessibility. Much of the subunit is in park status and protected from development. The tree cover and varied topography provides some screening opportunities for future development. Clear-cutting of the vegetation or placement of large structures would impact the overall natural scenic quality of these two parks. Views from the parks should not be further degraded by the addition of tall structures

Haverstraw Bay/Tappan Zee Area Proposed for Scenic Areas of Statewide Significance Designation

Subunit: HB-30A Croton Point Park

Location and Description of Subunit:

The Croton Point subunit, 30A, is a large diverse promontory which projects 2 miles from the eastern mainland into the Hudson River. It is located just south of the Village of Croton-on-Hudson and north of the Croton River. The subunit measures approximately 2 miles by 1 mile. It is located in the Town of Cortlandt, Westchester County (7.5 Quadrangle: Haverstraw, N.Y.).

This subunit is a large relatively flat promontory composed of marshes, meadows, mature woodlands, and scrub. The coastline measures nearly 4 miles as it meanders around the park and out to Tellers Point, which is halfway across the River. The subunit partitions the Hudson River into Haverstraw Bay and the Tappan Zee.

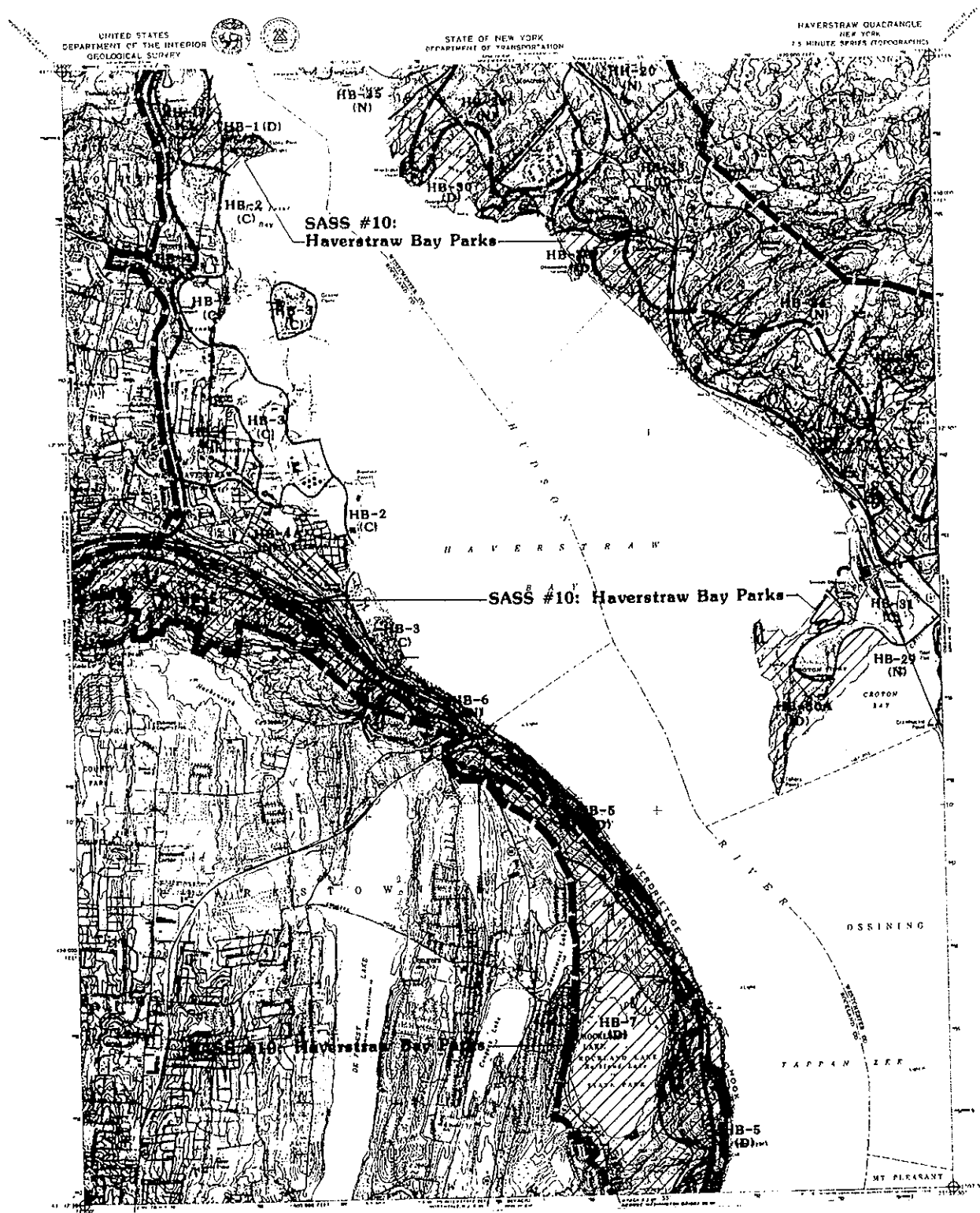
Much of the promontory, not included in the subunit, has been disturbed by past landfill activities, through the construction and operation of a large railroad yard, and sewage disposal plant on the point. Structures within the subunit are limited to a few roads and buildings. The Park is generally well maintained with simple park structures. A large beach extends along the northern coast terminating at a lawn used seasonally for parking. On the south, Croton Point is bordered by the Croton River and Bay Significant Coastal Fish and Wildlife Habitat.

Views from the Croton Point Park subunit are extensive and offer vistas in all directions. On clear days one can see north to the Hudson Highlands and south past the Tappan Zee Bridge to Yonkers and partially Manhattan Island. The middle ground views include Haverstraw Bay, Tappan Zee Island, Hook and South Mountains, Ossining, Haverstraw, and Croton-on-Hudson. The near shore views of the immediate surrounding area are disturbed by extensive industrial development and inappropriate urban sprawl. The composition of internal views include marshes, woods, and meadows combining to make this a visually dynamic scenic area.

The Croton Point Park subunit is of high scenic quality and moderate visual accessibility provided by the Tappan Zee Bridge, the Town of Haverstraw, and Villages of Ossining and Croton-on-Hudson.

Impact Assessment

The Croton Point Park subunit is a unique promontory extending 2 miles into the Hudson River separating the Haverstraw Bay and Tappan Zee. Its position provides extensive views up and down the Hudson River. The views from the subunit over the River are what make this scenic area distinctive. Internal subunit views are across wetlands and meadows bordered by woodlands. Reclamation of the large land fill area in the center of the promontory, presently excluded from the subunit, would greatly enhance the scenic quality of the area and should be a priority. Once the land is reclaimed, the scenic boundaries of the subunit could be extended. Destructive activities such as clear-cutting, mining, and placement of large structures (industrial buildings or communication towers or lines) would impact the scenic qualities in this area. The woodlands provide some screening for placement of small park structures. Inappropriate development which would diminish the quality of the views from the scenic area should be discouraged.



Hudson River Visual Analysis Study

State of New York
Department of State
Coastal Management Program

Dodson Associates/Jackson & Kihn
Mary Lou Lutters
Laura Zelsel

Map Name: Haverstraw

Date: September, 1989

Revised:



Legend:

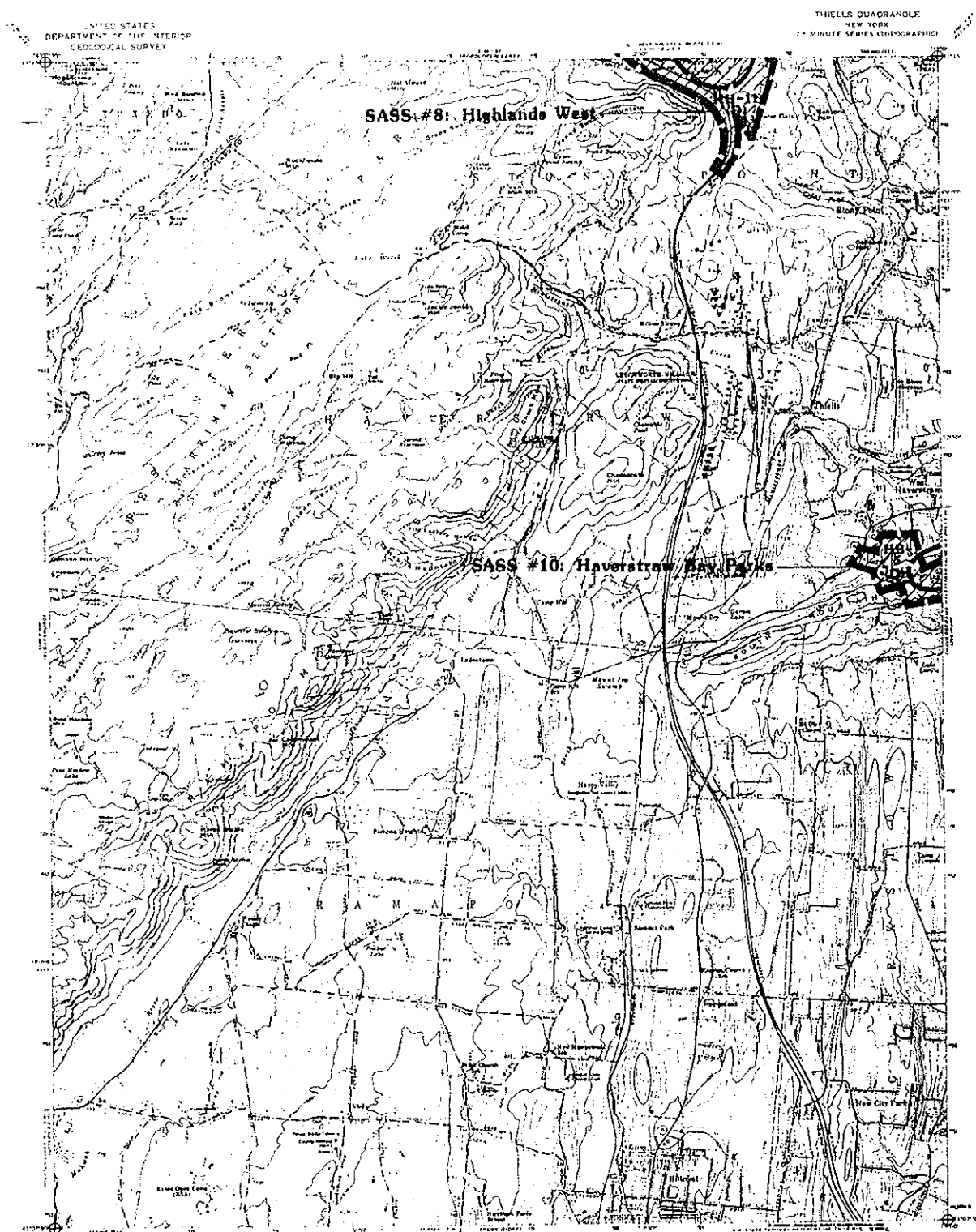


CK-12
(D)

Coastal Region Boundary
Scenic Area of Statewide Significance (SASS)
Hudson River Viewshed
Subunit Boundary
Subunit Identification Code
Subunit Visual Quality Rating:
(D) Distinctive (N) Noteworthy (C) Common



A-24



Hudson River Visual Analysis Study

State of New York
Department of State
Coastal Management Program

Dodson Associates/Jackson & Kihn
Mary Lou Lutters
Laura Zelsel

Map Name: Thiells

Date: September, 1989

Revised:

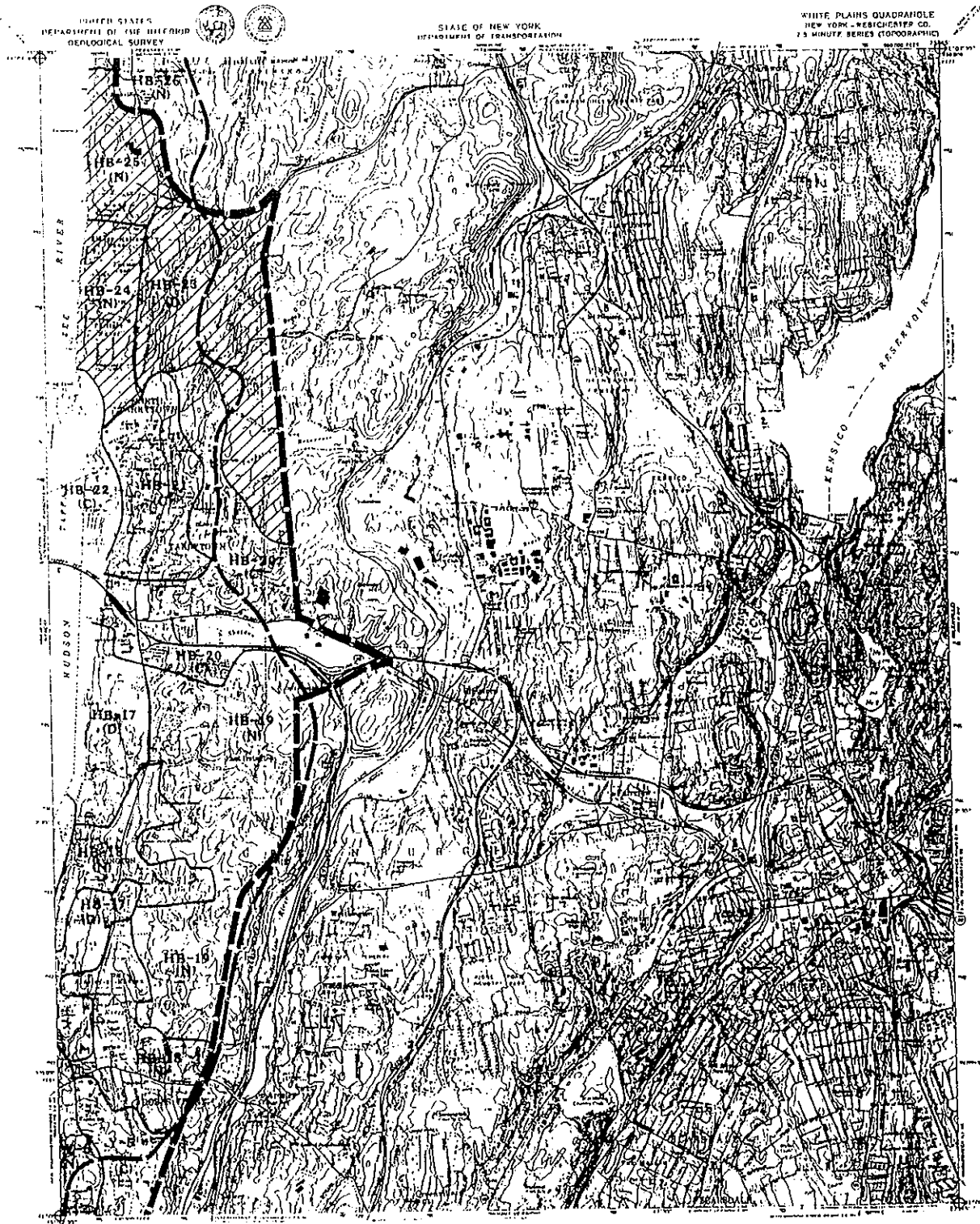


Legend:

- Coastal Region Boundary
- Scenic Areas of Statewide Significance (SASS)
- Hudson River Viewshed
- Subunit Boundary
- Subunit Identification Code
- Subunit Visual Quality Rating:
- (D) Distinctive (N) Noteworthy (C) Common

CK-12
(D)





Hudson River Visual Analysis Study

State of New York
Department of State
Coastal Management Program

Dodann Associates/Jackson & Kiln
Mary Lou Lutters
Laura Ziesel

Map Name: White Plains

Date: September, 1989

Revised:

Legend:

- Coastal Region Boundary
- Scenic Areas of Statewide Significance (RASS)
- Hudson River Viewshed
- Subunit Boundary
- Subunit Identification Code
- Subunit Visual Quality Rating:
- (D) Distinctive (N) Networthy (C) Common

CK-12
(D)

Scale

1 Mile